

## **Department of Planning and Community Development Documents Library – Document Cover Sheet**

**Title of Document:** Conservation Plan for the Berkley III Neighborhood Conservation Project

**Prepared By:** Norfolk Redevelopment and Housing Authority

**Prepared For:** NRHA and City of Norfolk

**Date of Preparation:** 1986

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**Civic League(s)/Organization(s) Affected:** Beacon Light/Berkley

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**CONSERVATION PLAN  
FOR  
BERKLEY III  
NEIGHBORHOOD CONSERVATION  
PROJECT**



**norfolk redevelopment  
and housing authority**

CONSERVATION PLAN  
BERKLEY III CONSERVATION PROJECT  
NORFOLK, VIRGINIA

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for Berkley III Conservation Plan

**Acknowledgements**

## CONSERVATION PLAN FOR BERKLEY III

### A. Description of Project

1. Boundaries of the conservation project area are shown as Plan Exhibit 1 on page 24. The conservation project boundaries are described as follows:

Beginning at the point of intersection of the rear property line of the property fronting on northeast side of Berkley Avenue Extended and the western right-of-way line of the Norfolk & Western railroad; thence with the said rear property line N 40° 00' 43" W a distance of 48.01 ft. to a point; thence continuing with the rear property line N 65° 05' 30" W a distance of 499.00 ft. to a point in the eastern line of Obendorfer Road; thence, along Obendorfer Road, N 29° 52' 50" E a distance of 94.76' to a point; thence N 40° 37' 58" N a distance of 35.53' to the northwest corner of Lunenberg Street and Obendorfer Road; thence S 48° 56' 02" W a distance of 181.00' to a point; thence N 40° 38' 05" W a distance of 150.10' to a point in the western line of Appomattox Street; thence along Appomattox Street, S 48° 56' 02" W a distance of 52.00' to a point; thence N 40° 32' 30" W a distance of 110.00' to the western line of an unnamed lane; thence S 48° 55' 30" W a distance of 177.0' to a point; thence N 40° 42' 30" W a distance of 87.56' to a point; thence S 30° 47' 45" W a distance of 4.86' to a point; thence N 40° 33' 02" W 324.20' to the western line of Craig Street; thence N 40° 31' 28" W a distance of 260.0' to a point in the

western line of Culpepper Street; thence with the  
western line of Culpepper Street S 49° 02'25" W  
a distance of 895.11' to the northwest corner of  
Culpepper Street and Liberty Street; thence, with  
the line of Liberty Street, N. 40° 31'58"W a distance  
of 259.75' to a point; thence N 40° 33'14" W a distance  
of 519.72' to a point; thence, N 40° 30'20" W to the  
north-east corner of Fauquier Street and Liberty Street;  
thence, north-eastwardly along the north-western  
line of Fauquier Street to a point in the northern  
line of Berkley Avenue; thence, westwardly along  
the northern line of Berkley Avenue to the western  
line of State Street (SR 337); thence northwardly  
along the western line of State Street to its  
intersection with the southern line of Emmett Street;  
thence northeastwardly along the southern line of  
Emmett Street to the centerline of Spotico Creek; thence  
northwardly along the centerline of Spotico Creek to its inter-  
section with the pierhead line in the eastern Branch of  
the Elizabeth River; thence eastwardly along the said  
pierhead line to its intersection with the centerline of  
Pescara Creek; thence southwardly along the center line  
of Pescara Creek to its intersection with the eastward  
extension of the northern line of Grayson Street;

thence southwardly across Grayson Street to the north-east corner of Magnolia Cemetery; thence southeastwardly along the eastern line of Magnolia Cemetery to the northern line of Culpepper Street; thence eastwardly on a straight line to the southern line of Craig Street at its terminus; thence eastwardly along an extension of the southern line of Craig Street to the western right-of-way line of the Norfolk and Western Railroad; thence southwardly along the western right-of-way line of the Norfolk and Western Railroad to the point of beginning, containing approximately 200 acres.

2. Description of Existing Conditions

Generally, the Berkley III Conservation Project boundaries are State Street to the west, Eastern Branch of the Elizabeth River to the north, Norfolk and Western Railway to the east, the Berkley II Redevelopment and Conservation Project and Berkley Avenue extended to the south. The major portion of the Berkley community east of the Interstate highway and bridge system is included in the Berkley III Conservation Project.

The proposed Berkley III Conservation Project area covers nearly 200 acres. The size of this project makes it difficult to form generalizations about housing characteristics in the community. However, observations show that Berkley III housing types include well maintained detached single family homes, large rooming houses which are poorly maintained and underutilized and modest two story wooden structures in disrepair. Berkley III is dotted with overgrown vacant lots laden with trash and other unsightly debris. Throughout the neighborhood abandoned and placarded structures remain standing though they appear beyond repair. The limited commercial area along South Main Street is economically depressed and does not adequately meet the shopping needs of the residents that remain in the area. The Virginia Department of Highways



and Transportation now has completed major improvements to Berkley Avenue including widening the road to four moving lanes and construction of a bridge connecting Berkley Avenue to Indian River Road.

Disinvestment and population loss have taken their collective toll on the project area. This is reflected in the steadily declining quality of housing found in Berkley III during the last 25 years. The condition of the deteriorating housing stock is further compounded by the fact that there has been virtually no new residential construction in this area during the last twenty years.

According to Plan for Living Areas, Volume 3 Technical Supplement, prepared by the Norfolk City Planning Department in 1980, the housing quality in Berkley has ranked amongst the worst in the City for more than ten years. A 1971 survey cited in Plan for Living Areas indicated that less than three percent of Berkley's housing units were considered in sound condition. A later survey conducted by the Department of City Planning in 1977 was also cited. It indicated that twenty-nine percent of Berkley's housing structures exhibited major signs of deterioration while only five percent of the residential structures City-wide were found in this category.

In September, 1985, Authority staff conducted a windshield survey to determine the condition of the properties in the area. The exterior of every structure (residential and commercial) was inspected and classified based on staff observations the following structural categories were used:

Good - structure is well maintained, minimal exterior deterioration

Substantial Rehabilitation - structure in need of repairs beyond normal maintenance

Demolition - structure has experienced extensive exterior deterioration; structural and economic feasibility for rehabilitation are unlikely

474 structures were surveyed in the Berkley III Conservation Project Area. Forty-five percent or 215 structures were identified as initially being in good condition. Subsequent interior inspections may reveal that rehabilitation to upgrade plumbing, electrical wiring, and other mechanical systems is necessary in structures initially classified as being in good condition.

Forty-five percent or 211 project structures were classified as needing substantial rehabilitation. Deficiencies vary from structure to structure. Typical problems include: sagging porches, settlement problems, rotting fascia board, extensive roof damage and crumbling chimneys. Many of the structures are covered with aluminum siding, making it difficult to accurately assess the building's condition as the siding may disguise potentially hazardous structural conditions.

Forty-eight or 10% of the project total appear structurally infeasible for rehabilitation and will require clearance. Much of Berkley's blighted condition can be attributed to the structures in this category and their proximity to the housing units in good condition.

Future interior inspections by Authority staff will probably result in down shifting among the housing condition categories. Properties initially identified as being in good condition may have significant interior deficiencies while other properties identified as needing extensive repairs may be poor prospects for rehabilitation after interior inspections are performed.

The decline of Berkley III's housing stock over the years can be attributed to several factors. More than 75% of the housing structures in Berkley were built prior to 1939 according to the 1980 Plan for Living Areas. A predominance of older housing units is not necessarily a sign of a deteriorating neighborhood. However, 63% of the housing units in Berkley are occupied by low income renters according to the 1980 Census (56% of the occupied units are City-wide). The high percentage of older housing units combined with a high percentage of low income renters has created a cycle of disinvestment in the housing stock. Specifically, landlords and investors are less inclined to undertake necessary maintenance and repairs when it is unlikely that the current residents could absorb the costs of upgrading the property through increases in rent. Consequently, the older

1

housing unit is allowed to deteriorate so that the owner can continue to enjoy some minimal return on the property. This cycle has had a particularly debilitating effect on Berkley because much of the rental housing is over 50 years old and requires more maintenance and more costly repairs than is typically needed in newer housing.

The Berkley community is virtually all black. According to the 1970 and 1980 Censuses, the percentage of blacks has remained substantially unchanged at approximately 99%. However, the population in Berkley has decreased from 6,366 to 4,598 during the same period (344 dwelling units were lost over the ten year span). Moderate and middle income residents able to move out of Berkley have done so. The remaining residents, by and large, are poorer and earn less than the average for the City of Norfolk. According to the 1980 Census, the median income in Berkley is only \$8,140 while City-wide the median income is \$12,509. The 1980 R. L. Polk Annual Review shows that Berkley is impacted with low income households. 62.3% of Berkley's households with two or more persons qualify for selected federal housing programs whereas only 41.5% of the households with two or more persons in the City of Norfolk qualify for selected federal housing programs such as Section 8, Section 312, and the new rental rehabilitation program. By providing subsidy payments these and other federal housing programs directly

benefit low and moderate income residents. Certainly, the disproportionate percentage of female headed households with children and no occupation plays a role in Berkley's low income standing. 1979 R. L. Polk Profile of Change shows that 8% of Berkley's population are in this category compared to 3.93% City-wide.

The 1980 Census indicates that 13% of Berkley's citizens are over 65 years of age while 9% of Norfolk's citizens are in this category. Though Berkley does not have a significant concentration of elderly, the effect of senior citizens can be seen in light of more telling statistics. Forty percent of the elderly householders (65+) in Berkley reside in owner occupied units. Problems arise because the elderly home owner, by and large, is unable to properly maintain their residence. Specifically, fixed incomes and decreased physical mobility are two major factors preventing many elderly households from undertaking maintenance and repairs necessary to ensure that their homes stay in good condition. The problems of the elderly are further compounded by the fact that typically they reside in some of the oldest housing in the area; hence, needed repairs can be prohibitively expensive if they must be undertaken by those with fixed incomes.

In conclusion, the proposed Berkley III Conservation Project Area is comprised of mostly low income blacks. The community has enjoyed a glorious past, however in recent years population loss and disinvestment have taken their collective toll. The housing quality varies considerably throughout the community with the majority of units needing substantial renovation. The debris laden vacant lots must be cleaned and made available for new development. The commercial strip along South Main Street is also economically depressed. The conservation program will assist residents to revitalize this historic community and at least partially restore some of its faded glory.

3. Relationship to Definite Local Objectives

The Berkley III Conservation Plan provides for land reuses consistent with Norfolk's General Development Plan adopted in 1971 and the 1982 Berkley Development Plan Up-Date prepared by the Department of City Planning. In addition, the conservation plan is consistent with the expressed objectives of the neighborhood civic league and other concerned citizens in the community.

B. Project Proposals

1. Plan Objectives

The major objectives of the Berkley III Conservation Plan are:

- a. Develop a neighborhood environment conducive to housing investment.
- b. Preserve and upgrade structurally sound but neglected housing in the project by brining these properties into compliance with the Berkley III Rehabilitation Standards.
- c. Promote and encourage homeownership.
- d. Acquire and demolish housing which is not economically or structurally feasible for rehabilitation.
- e. Identify and acquire vacant lots making them suitable for new development.
- f. Construct public improvements as needed (i. e. , parks, open space, streets and drainage, etc. ). Neighborhood has identified storm drainage as a major concern.
- g. Establish and implement a rental rehabilitation program to bring about the repair of rental property.
- h. Complete the following conservation activities over a seven year period (1985-1992):
  1. Inspect all properties within the Conservation Project boundaries.
  2. Provide architectural, engineering and technical assistance.

3. Make financial assistance available to property owners and investors to encourage their participation in the active rehabilitation of structures scheduled to remain.

4. Aggressively manage the conservation program to ensure that at least 80% of the structures in the project area are in compliance with the Rehabilitation Standards by 1991.

2. Property Acquisition

a. Properties to be acquired

Please see Exhibit 1A for listing of properties that are designated for acquisition. This Exhibit may be amended from time to time by Resolution of the Commissioners of this Authority declaring that other and additional properties have been found to be economically or structurally infeasible for rehabilitation. Prior to making such determination, the Authority Commissioners must notify the owner or owners of such property of their intention to make such a declaration, and shall afford such owner or owners an opportunity to be heard if they so desire.

b. Potential Acquisition

Additionally, other properties not originally identified for acquisition may be acquired over the life of the Berkley III Conservation Project. Property owners which do not comply with the Property Rehabilitation



Standards (Exhibit 3) will be notified of all structural deficiencies and of the work needed to bring the property into compliance. The Authority may acquire the property if work has not commenced within a reasonable time (usually one year from written notification).

c. Acquisition Process

Norfolk Redevelopment and Housing Authority will provide technical and financial assistance to promote rehabilitation within the project area. However, if the owner of a property does not comply with the Rehabilitation Standards or fails to bring the property into the compliance with the approved Rehabilitation Standards within one year after receiving a written request from the Norfolk Redevelopment and Housing Authority, the Authority is authorized to condemn the property. Once a property is acquired, the Authority will take one of the following three actions:

1. Lease the property at its fair market value with the stipulation that it be renovated to conform to the Rehabilitation Standards prior to occupancy under the lease, or
2. Sell the property at its fair market value pursuant to an agreement requiring that all structures will be renovated to conform to the Rehabilitation Standards incorporated in the Berkley III Conservation Plan, or

3. Demolish structures on the property if the Authority Commissioners determine that the property has deteriorated to such a degree that rehabilitation is not economically feasible. In this event, the Authority will dispose of the land for redevelopment at its fair market value for uses which are consistent with the provisions of the Berkley III Conservation Plan.

When property acquired by the Authority is resold to a private developer, the disposition documents will contain appropriate restrictions to ensure compliance with the Rehabilitation Standards. Moreover, the developer will be required to use the property in a manner consistent with the objectives of the Plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the Berkley III Conservation Plan by the Council of the City of Norfolk.

3. Financial and Technical Assistance

All properties within the conservation project area must comply with the requirements of the Rehabilitation Standards. In order to effect such compliance, the Authority will inspect all project properties and will provide rehabilitation loans to eligible home owners. Furthermore, individuals within the project area may request technical and financial assistance to upgrade

their property to conform to the Rehabilitation Standards.

Any interested property owner should contact Norfolk Redevelopment and Housing Authority's Rehabilitation Department at 201 Granby Mall, Norfolk, Virginia.

4. Public Improvements

No public improvements have yet been designated for the Project Area. However, the Authority will monitor the Project Area identifying and addressing public improvement deficiencies on an as-needed basis during the life of the conservation project.

5. Design Review

To establish and maintain property values, to ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to assure continuous maintenance of the Project, developers who purchase property from Norfolk Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by the Authority, Norfolk Design Review Committee and finally by the City Planning Commission. Reviews and approvals will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs.

Authority approval of these plans and specifications shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by the appropriate authority.

C. Land Use Plan

The general land use plan for the Berkley III Conservation Project is consistent with the existing development pattern and the Berkley General Development Up-Date prepared in 1982. Maps indicating existing land use plan for the Berkley Conservation Project are shown as Exhibits 2 and 2A on pages            respectively. Conservation activities will directly relate to the following existing and permitted land uses:

Public facilities: street rights-of-way, parks, cemeteries, playgrounds, pedestrian ways and other similar uses which conform to the general residential nature of the Project Area.

Residential: new construction and properties rehabilitated in accordance with the Berkley III Conservation Project Rehabilitation Standards and the Building Code of the City of Norfolk.

Commercial: shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and similar non-profit institutional uses compatible with the surrounding neighborhood.

Industrial: heavy industry primarily located along the Berkley III waterfront.

The Zoning Ordinance of the City of Norfolk will provide controls on development in areas where spot clearance is necessary or where existing vacant land is returned to productive use.

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Real Estate Acquisition and Relocation

In conducting required real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1950) and the United States (P. L. 91-646, 42 USCA 4601 et. seq.)

In the acquisition of real property in the Berkley III Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings against the property. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority's pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition

of property by the Authority. No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be offered the occupant at a rent or purchase price which is within his economic means. All occupants will be advised of all benefits to which they may be entitled. The relocation program will be administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

## 2. Changes in Approved Plan

This plan may be amended, from time to time, after approval has been given by the Commissioners of the Norfolk Redevelopment and Housing Authority and the Council of the City of Norfolk. Any amendments to the plan will be subject to review by the Berkley III Project Area Committee and be discussed at a scheduled public hearing. Periodic revisions of the list of properties declared to be infeasible for rehabilitation under Paragraph B.2.a. shall not be deemed a plan amendment.

## 3. Lifespan of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to obtain the objectives outlined in the plan. One objective is to achieve completion of project activities during the 1985 to 1992 period. The Authority will monitor project activities and

continue to work with the Project Area Committee. Moreover, progress in the Berkley III Conservation Project Area will be documented in quarterly status reports prepared by NRHA staff.

4. Environmental Impact Consideration: Norfolk Redevelopment and Housing Authority coordinating with the City of Norfolk is responsible for preparation of an environmental review record for the Berkley III Conservation Project. A finding of No Significant Effect will be required by the U. S. Department of Housing and Urban Development for this project if federal financial assistance, principally Community Development Block Grant funds, are to be made available for conservation related activities. When completed the Environmental Review Record may be examined and copied during normal working hours at the Fiscal Division, City of Norfolk, Room 807, City Hall, Norfolk, VA 23510. All interested parties will have an opportunity to comment on the Environmental Review Record prior to the project implementation. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with the applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which effects



the validity of the conclusions reached.

5. Non-Discrimination Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of non-discrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its redevelopment and conservation programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of the conservation plan and execution of program activities.

In Berkley, the Beacon Light Civic League has been instrumental in carrying out community development activities. The civic league has a proven track record in housing development and management. The Authority will be meeting with the Beacon Light Civic League and other neighborhood residents to develop the Berkley III Conservation Plan.

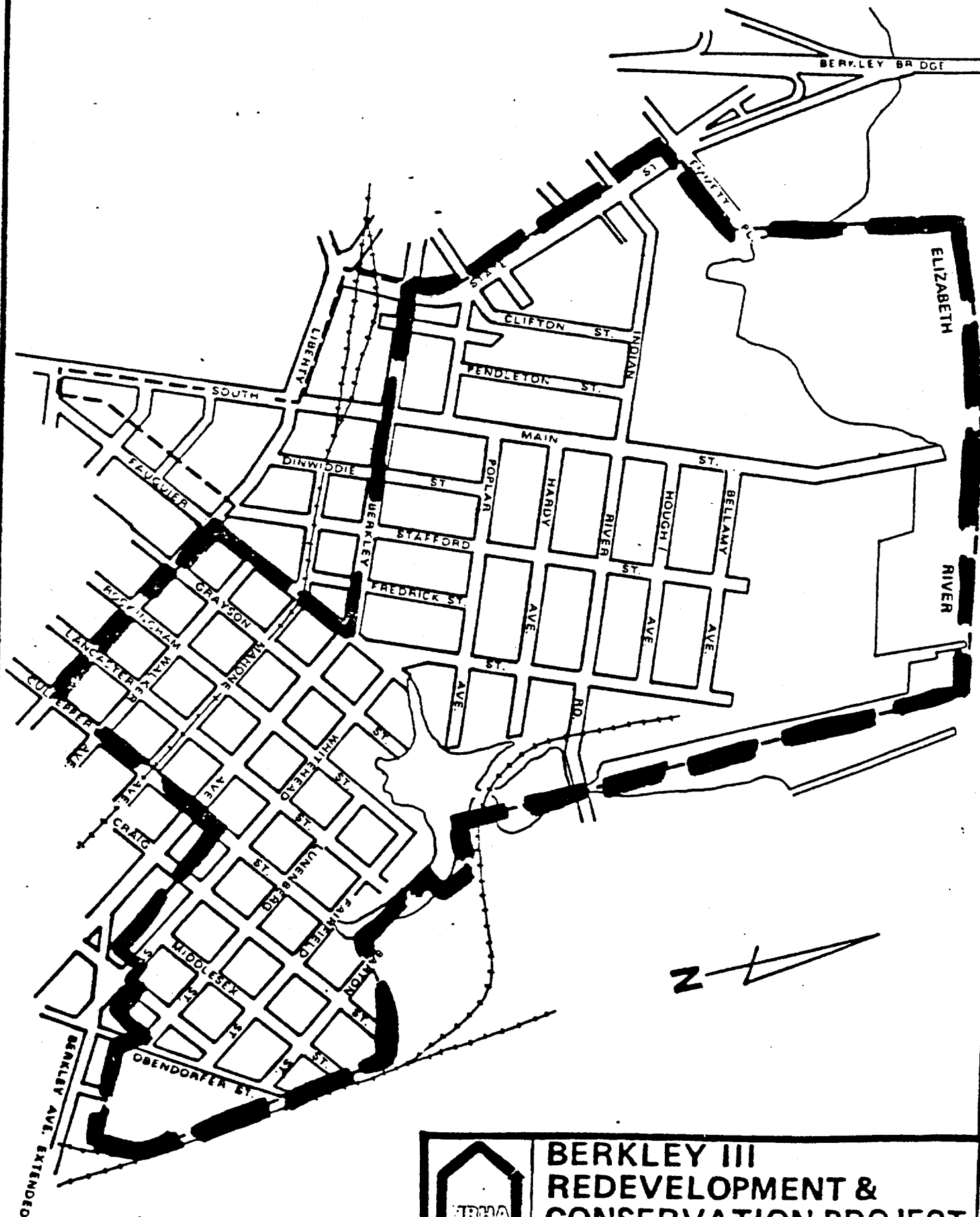
The Berkley III Project Area Committee, comprised of civic league members, neighborhood property owners, and other citizenry, has worked closely with Authority staff to define specific considerations to be incorporated in the Berkley III Conservation Plan.

In addition to planning related activities the Authority will work with the Project Area Committee over the life of the project to refine, reprioritize, and monitor conservation activities.

After the conservation plan is adopted, Authority staff will continue to meet with community residents on a scheduled basis or upon request to discuss NRHA conservation related activities.

E. Exhibits

1. Plan Exhibit No. 1 - Boundary Map  
Plan Exhibit No. 1A - Land Acquisition List
2. Plan Exhibit No. 2 - Existing Land Use Map  
Plan Exhibit No. 2A - General Land Use Map
3. Plan Exhibit No. 3 - Property Rehabilitation Standards  
for Berkley III Conservation Project



**BERKLEY III  
REDEVELOPMENT &  
CONSERVATION PROJECT**

LAND ACQUISITION LIST

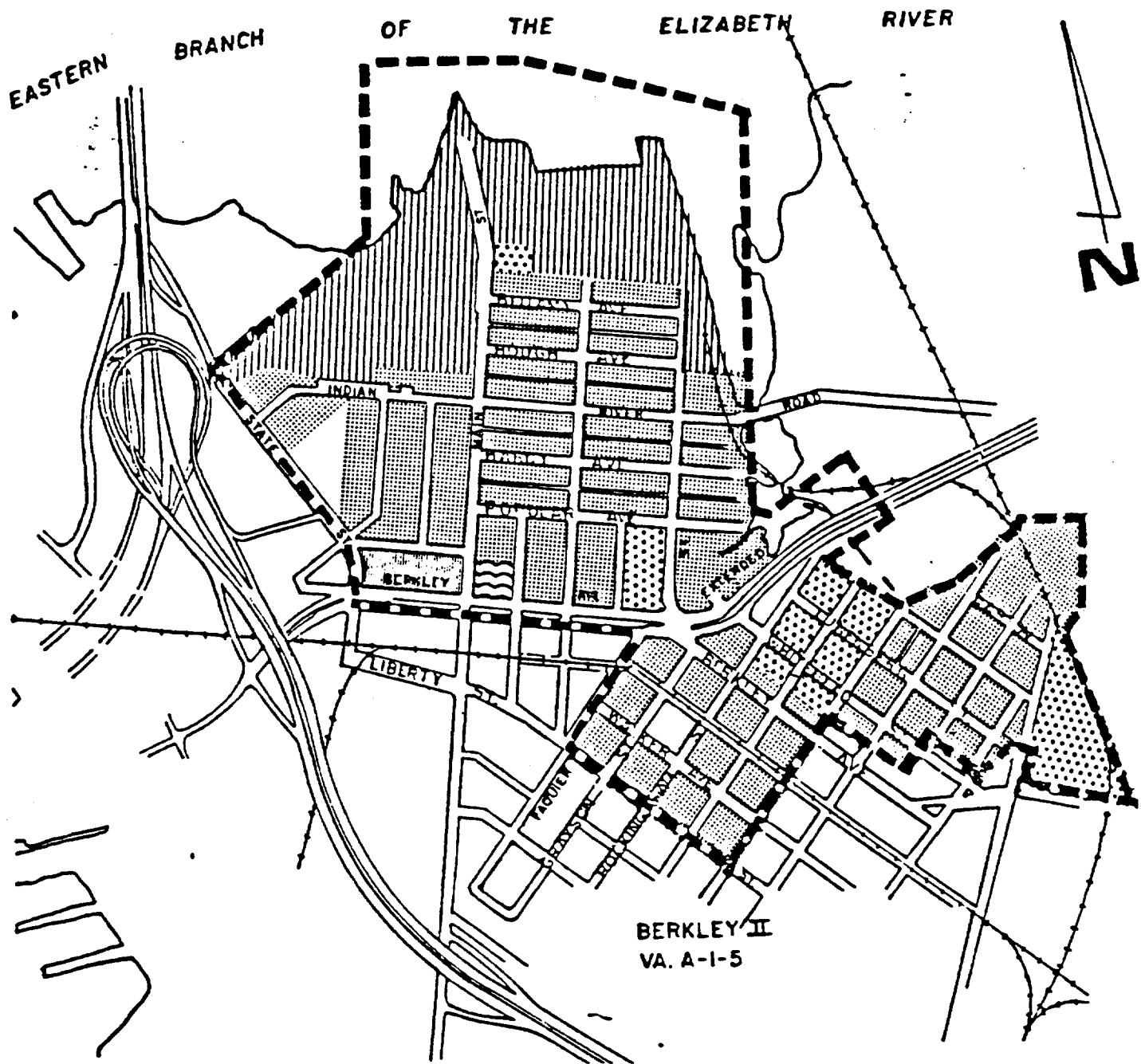
Address








204 West Indian River Road  
206 East Indian River Road  
300 East Indian River Road  
409 Pendleton Street  
418 Pendleton Street  
421 Pendleton Street  
433 Pendleton Street  
435 Pendleton Street  
416 Clifton Street  
409 South Main Street  
507 South Main Street  
517 South Main Street  
108 Poplar Avenue  
307 Poplar Avenue  
514 Dinwiddie Street  
525 Frederick Street  
132-136 Berkley Avenue  
505 Berkley Avenue  
524 Berkley Avenue  
600-604 Berkley Avenue  
601 Berkley Avenue  
609-611 Berkley Avenue  
613-615 Berkley Avenue  
617-619 Berkley Avenue  
518-520 Liberty Street  
407 Walker Avenue  
417 Walker Avenue  
504 Walker Avenue  
600 Walker Avenue  
514-516 Mahone Avenue  
306 Whitehead Street  
812 Whitehead Street  
910 Fairfield Street  
318 Middlesex Street

Plan Exhibit 1A



# EXISTING LAND USE MAP



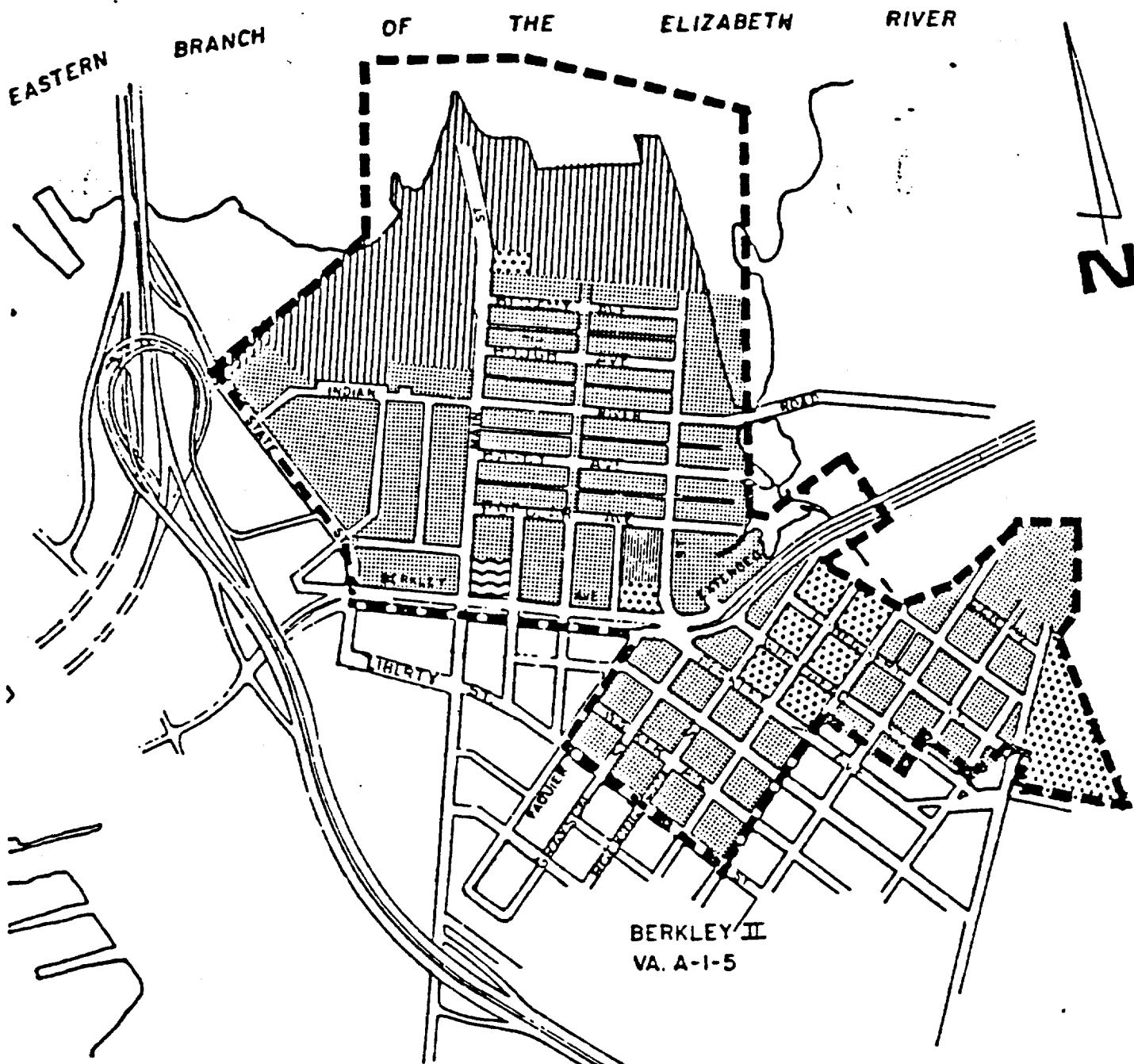
-  LOW AND MEDIUM DENSITY
-  HIGH DENSITY RESIDENTIAL
-  INDUSTRIAL USES
-  COMMERCIAL
-  PUBLIC FACILITIES
-  OPEN SPACE/VACANT
-  INSTITUTIONAL








----- CONSERVATION AREA BOUNDARY



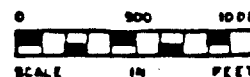
**BERKLEY III**  
**CONSERVATION PROJECT AREA**

# GENERAL LAND USE MAP



-  LOW AND MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  INDUSTRIAL USES
-  PUBLIC FACILITIES
-  COMMERCIAL
-  OPEN SPACE/VACANT
-  INSTITUTIONAL

----- CONSERVATION AREA BOUNDARY



BERKLEY III

CONSERVATION PROJECT AREA



PROPERTY REHABILITATION STANDARDS

FOR

BERKLEY III CONSERVATION PROJECT

PLAN EXHIBIT NO. 3

REHABILITATION STANDARDS  
for  
BERKLEY III CONSERVATION PROJECT  
Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seek prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project area shall comply with the standards set forth in all applicable statutes, codes and ordinances, relating to the use, maintenance, and facilities, including but not limited to the Uniform Statewide Building, Plumbing, Electrical, and Minimum Housing Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow.

**GENERAL ACCEPTABILITY CRITERIA**

**R201 SERVICE AND FACILITIES**

R201-1 Utilities shall be independent for each property.

R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

**R202 ACCESS**

**R202-1 ACCESS TO THE BUILDING**

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

**R202-2 ACCESS TO EACH DWELLING UNIT**

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

**R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS**

**R203-1** Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.

**R203-2** A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

**R204 DILAPIDATED STRUCTURES**

**R204-1** All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

**R205 MAINTENANCE**

**R205-1** All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from

2. One member who shall be a resident of Norfolk, but not of the Conservation Project Area.
3. Three members nominated by the Berkley Project Area Committee.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult or an unnecessary hardship on the owner of the property stated in the application or in the plan of the property intended for the purpose of the project.

*"Original" copy from NRITA also missing p. 33*

*JRP 10-27-08*

R206-2 A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

b. Long established local practices and customs in the area assure continued market acceptance of the variation.

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

#### SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R302 SITE IMPROVEMENTS

R302-1 The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

**R303 BUILDING SITES**

**R303-1** Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

**R303-2** No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

**R303-3** Off-street parking areas and driveways must have an all-weather surface, properly maintained.

**R304 FENCES OR SCREENING**

**R304-1** Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

**R304-2** Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

**R305 SIGNS**

**R305-1** "For Rent", "For Sale" and similar advertising

signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308 VEHICLES

R308-1 Any vehicle, including a trailer, which is without a currently valid license plate or plates and is



in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

- R306-2 Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

#### HOUSING STANDARDS

##### R400 OBJECTIVE

- R400-1 To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

##### R400-2 SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

- R400-3 To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

##### R401 GENERAL

- R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

- R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.
- R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.
- R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.
- R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT
- R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	OHR - Other Habitable Room
DA - Dining Area	NP - Not Permitted
K - Kitchen	

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

#### SCHEDULE

Name of Space (1)	Room Count	Minimum Area 1 & 2 BR DU	(Sq. Ft.) 3 or more BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	1	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1 BR, 100	3 BR, 240	1st BR of each
	--	2 BR, 170	4 BR, 340	DU 8' - 0"
DRF	1	70	70	7' - 0"
LR-DA	1½	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1½	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1½	190	---	(8)

#### R401-3 DWELLING UNITS

R401-3.1 A Dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4 The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5 Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit, shall have locks in workable condition provided with keys.

#### R401-4 CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1 At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7½ feet; and the floor area of

that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

**R401-5 ROOM ARRANGEMENTS**

- R401-5.1** Access to all rooms within a dwelling unit shall be possible without passage through a public hall.
- R401-5.2** Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.
- R401-5.3** A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.
- R401-5.4** A bedroom shall not be used as the only means of access to another bedroom or habitable room.

**R401-6 KITCHEN FACILITIES**

- R401-6.1** Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.
- R401-6.2** Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft. Useable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

**R401-7 BATH FACILITIES**

- R401-7.1** Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.
- R401-7.2** Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

**R401-B LAUNDRY FACILITIES (Optional - Not Required for the Berkley Conservation Project)**

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

**R401-9 CLOSETS**

**R401-9.1** Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

**R401-9.2** Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

**R401-9.3** Clothes closets shall have a shelf and rod.

**R401-10 GENERAL STORAGE**

**R401-10.1** Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

**R402 LIGHT AND VENTILATION**

**R402-1 HABITABLE ROOMS**

**R402-1.1** All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

**R402-1.2** An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.



R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3 BATHROOMS AND TOILET COMPARTMENTS

R402-3.1 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than  $1\frac{1}{2}$  square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4 PUBLIC SPACES

R402-4.1 GENERAL

Adequate artificial light shall be provided for all public spaces.

#### **R402-4.2 Public Entrance Spaces to Building**

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

#### **R402-4.3 Public Hallways and Stairways**

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

#### **R402-5 HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE**

- R402-5.1 For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

#### **R402-6 VENTILATION OF UTILITY SPACES**

- R402-6.1 Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated

to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

**R402-7 VENTILATION OF STRUCTURAL SPACES**

**R402-7.1** Natural ventilation of spaces such as attics and crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

**R402-7.2** All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

**R402-8 MECHANICAL VENTILATION SYSTEMS**

**R402-8.1** Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

**R403 DOORS AND ACCESS OPENINGS**

**R403-1 EXTERIOR DOORS**

**R403-1.1** Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	Existing	New
a. Main entrance door	3'0" x 6'6"	3'0" x 6'8"
b. Service doors	2'6" x 6'6"	2'6" x 6'8"

**R403-1.2** Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

**R403-1.3** Exterior doors or doors opening into public spaces have safe locks with keys provided.

**R403-2 INTERIOR DOORS**

**R403-2.1** Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 2' - 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum.

Height of new doors in new openings, 6' - 8".

**R403-2.2** Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

**R403-2.3** All door hardware shall be maintained in good operating condition.

**R404 WINDOWS**

**R404-1** All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

**R404-2** All cracked or broken glass must be replaced in accordance with the City Building Codes.

**R405 STAIRWAYS**

**R405-1** All stairways shall provide safety of ascent and

descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1 Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

R406-1.1 Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R407 MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

R407-1 Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2 The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3 No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

## **FIRE PROTECTION**

### **R500 OBJECTIVE**

**R500-1** To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

### **R501 GENERAL**

**R501-1** The properties within the Conservation Project Area shall be brought into conformity with the applicable fire prevention code of the City of Norfolk and shall comply with the additional requirements set out in these standards.

#### **RECOMMENDATION AS FOLLOWS:**

That smoke detectors be installed, but they are not a requirement of the Berkley Conservation Project.

### **R502 EXITS**

**R502-1** Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway

or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

- R502-2 Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.
- R502-3 In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.
- R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.
- R502-5 When the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

- R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.
- R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one hour fire resistance rating and flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.
- R503 INTERIOR FIRE PROTECTION
- R503-1 PARTY OR LOT LINE WALLS
- R503-1.1 Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.
- R503-2 WALLS, FLOOR AND CEILING CONSTRUCTION
- R503-2.1 The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing plaster in this location which is in good condition may remain.
- R503-4 ENCLOSURE OF VERTICAL OPENINGS
- R503-4.1 The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a



two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2 For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R504 EXTERIOR FIRE PROTECTION

R504-1 EXTERIOR STAIRWAYS

R504-1.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2 ROOF COVERING

R504-2.1 In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to

a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

#### WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

#### CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay,

insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

**R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION:**

**R700-2.1 PREVENTIVE MEASURES**

- a. Windows or other openings near grade to have snugfitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;

- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701 EXTERIOR CONSTRUCTION AND FINISH

R701-1 WALLS

R701-1.1 Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2 All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.

R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed

to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702 ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rainwater conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703 WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2 Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704 CHIMNEYS AND VENTS

R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 FLOORS

R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

R706 FLASHING, GUTTERS AND DOWNSPOUTS

R706-1 All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.

R706-2 All gutter and downspouts must be securely fastened and free from rust and holes.

R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.

R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R707 INTERIOR CONSTRUCTION AND FINISH

R707-1 WALLS AND CEILINGS

R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide

cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2 All basement walls must be coated so as to remain dry at all times.

#### R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways, wood, a resilient floor, or carpeting are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

#### MECHANICAL EQUIPMENT

##### R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its

intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

**RB01        GENERAL**

**RB01-1      For mechanical equipment see R201 Service and Facilities.**

**RB02        HEATING**

**RB02-1      Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside temperature of 15° F.**

**RB02-2      Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.**

**RB03        DOMESTIC WATER HEATING STORAGE**

**RB03-1      CAPACITIES**

**Each building, or dwelling unit within a building, shall have domestic water heating and storage**



equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

**R803-2 CAPACITIES-TANKLESS TYPE**

**R803-2.1** Instantaneous water heaters rated in gallons per minute-100°R. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 " Units "	5.00 G.P.M.
3 " " "	7.75 G.P.M.
4 " " "	10.00 G.P.M.

5	"	"	"	12.75 G.P.M.
6	"	"	"	15.00 G.P.M.
7	"	"	"	17.75 G.P.M.
8	"	"	"	20.00 G.P.M.
9	"	"	"	22.75 G.P.M.
10	"	"	"	25.00 G.P.M.
11	"	"	"	27.75 G.P.M.

### **R803-3 VENTING**

**R803-3.1 All fuel-burning water heaters shall be connected to a vent leading to the exterior.**

### **R804 PLUMBING**

#### **R804-1 GENERAL**

**R804-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.**

#### **R804-2 REQUIRED FIXTURES**

**For required plumbing fixtures see R401-5 through 8.**

#### **R804-3 CONDITION OF EXISTING PLUMBING**

**R804-3.1 Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.**

### **R805 ELECTRICAL**

#### **R805-1 GENERAL**

**R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical**

fixtures or outlets sufficient for proper illumination and appliance usage.

R805-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

R805-1.3 All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Uniform Statewide Building Code.

R805-1.4 No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make it inoperative.

R805-1.5 Existing electrical facilities shall meet no less than the following minimum requirements:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.
- b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
- c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Uniform Statewide Building Codes.

- d. At least one 20 amp circuit with two duplex outlets for each kitchen area.
- e. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each dwelling unit.
- f. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.

Form and Correctness Approved:

By

Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By  
DEPT**R-11****Resolution 397**

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORFOLK  
APPROVING THE CONSERVATION PLAN FOR THE BERKLEY  
III NEIGHBORHOOD CONSERVATION PROJECT, AND THE  
FEASIBILITY OF RELOCATION FOR SAID PROJECT.

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WHEREAS, it is desirable and in the public interest that the Norfolk Redevelopment and Housing Authority (herein called the "Authority") undertake and carry out a project (herein called the "Project") identified as "Berkley III Neighborhood Conservation Project", including a portion of Berkley and bounded generally by State Street on the West, the Eastern Branch of the Elizabeth River on the North, the Norfolk and Western Railway Right of Way on the East and the Berkley II Redevelopment and Conservation Project Area on the South, (hereinafter the Project Area); and

WHEREAS, the Authority, pursuant to a request by the Norfolk City Council, has made detailed studies of the location and physical condition of structures, land uses, environmental influences, and social, cultural and economic conditions of the Project Area and has determined that the Area is a deteriorating area as contemplated by Section 36-49.1 of the 1950 Code of Virginia, as amended, and is therefore eligible for conservation as provided for by law; and

WHEREAS, the Authority has prepared and referred to the Council of the City of Norfolk (herein called the "Governing Body") for its review and approval a document entitled "Conservation Plan for the Berkley III Neighborhood Conservation Project", dated August 25, 1986, and consisting of 66 pages and 5 exhibits; and

WHEREAS, said Plan has been adopted by the Commissioners of the Authority, on August 25, 1986; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City of Norfolk; and

WHEREAS, the City Planning Commission, which is the duly designated and acting official planning body for the City of Norfolk, has submitted to the Governing Body its report and recommendations respecting the Plan for the Project Area and has certified that the Plan conforms to the general plan for the City of Norfolk, and the Governing Body has duly considered the report, recommendations and certifications of the planning body; and

WHEREAS, the Authority has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Plan; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project Area and of the availability of proper housing in the City of Norfolk for the relocation of individuals and families that may be displaced from the Project Area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposal for relocation; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of Conservation Projects, with Federal financial assistance, including those conditions prohibiting discrimination; now therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That it is hereby found and determined that the Project Area is a deteriorating area and qualifies as an eligible Project Area under Section 36-48.1 of the Code of Virginia 1950, as amended.

Section 2:- That the Conservation Plan for the Berkley III Neighborhood Conservation Project, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file a copy of said Plan with the minutes of this meeting.

Section 3:- That it is hereby found and determined that the Plan for the Project Area conforms to the general plan of the City of Norfolk.

Section 4:- That it is hereby found and determined that the Plan for the Project Area will afford maximum opportunity consistent with the sound needs of the City of Norfolk as a whole, for the development of the area by private enterprise.

Section 5:- That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project Area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

Section 6:- That, in order to implement and facilitate the effectuation of the Plan hereby approved, it is found and determined that certain official action must be taken by this Body; accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Plan; (b) requests the various officials, departments, boards, and agencies of the City of Norfolk having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

Section 7:- That this resolution shall be in effect from and after its adoption.

Adopted by Council December 23, 1986  
Effective December 23, 1986

TRUE COPY  
TESTE:

LOUIS S. HUDGINS, CMC, CITY CLERK

BY: DEPUTY CITY CLERK



**norfolk redevelopment  
and housing authority**

## Commissioners' Resolution 6188

Commissioners' Meeting Date: August 25, 1986

Title:

RESOLUTION ADOPTING THE CONSERVATION PLAN FOR  
THE BERKLEY III NEIGHBORHOOD CONSERVATION  
PROJECT, AND CONDITIONS UNDER WHICH  
RELOCATION PAYMENTS WILL BE MADE

Resolution:

WHEREAS the City of Norfolk has found to be deteriorating a portion of the City including a portion of Berkley and bounded generally by State Street on the West, the Eastern Branch of the Elizabeth River on the North, the Norfolk and Western Railway Right of Way on the West and the Berkley II Redevelopment and Conservation Project Area on the South, (hereinafter the Project Area) and

WHEREAS pursuant to a request by the City of Norfolk this Authority has investigated the physical, environmental and social conditions existing in Berkley and particularly in the Project Area as well as the effect of said conditions upon the health, safety, morals, welfare and economic well-being of the community as a whole, and

WHEREAS this Authority has concluded that the Project Area is deteriorating and appropriate for conservation, and

WHEREAS there has been prepared and presented at this meeting a plan entitled "Conservation Plan for the Berkley III Neighborhood Conservation Project," (the Plan) consisting of sixty-six pages and five exhibits and containing provisions relating to the relocation of families and individuals and the payment of relocation benefits in accordance with applicable statutes, and

WHEREAS it is recognized that Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, creed, sex or national origin under any program or activity receiving Federal financial assistance and Executive Orders have been issued prohibiting discrimination on basis of race, color, creed, sex or national origin in the sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof, and

WHEREAS the Plan was the subject of a Public Hearing held jointly by the Commissioners of this Authority and the Council of the City of Norfolk, and

Commissioners' Action:

Moved by:

Alfred E. Abiouness

Seconded by:

Corbin B. White

☒ Approved

☐ Disapproved

Certified by:

"Over For Instructions"





## Continuation Of Commissioners' Resolution 6188

Title: \_\_\_\_\_

WHEREAS the Plan was reviewed and considered in light of the foregoing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY:

1. That it is hereby found and declared that the Project Area as a whole is deteriorating and eligible for conservation; that certain properties designated as being economically or structurally infeasible of rehabilitation should be acquired and that other properties will be acquired if their owners fail to rehabilitate them to project standards in accordance with provisions of the Plan or if they are determined by this Authority to be infeasible of rehabilitation.
2. That the conditions under which the Authority will make relocation payments are hereby in all respects approved.
3. That the Conservation Plan for the Berkley III Neighborhood Conservation Project is hereby adopted and in all respects approved and the Secretary is hereby directed to file a certified copy of the Plan with the minutes of this meeting and the Executive Director is authorized to forward the Plan to the Council of the city of Norfolk for its approval.
4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
5. That the Executive Director is hereby designated as the official whose duty it is to approve all proper claims for relocation payments.

Commissioners' Action:

Moved by:

Alfred E. Abiouness

Seconded by:

Corbin B. White

☒ Approved

☐ Disapproved

Certified by: